



PLANNING COMMISSION

Department of Urban Planning & Design P. O. Box 27210 Tucson, Arizona 85726-7210

Approved by Planning Commission
on February 6, 2008

Date of Meeting: January 16, 2008

The meeting of the City of Tucson Planning Commission was called to order by Daniel J. Williams, Chair, on Wednesday, January 16, 2008, at 7:04 p.m. in the Mayor and Council Chambers, City Hall, 255 W. Alameda Street, Tucson, Arizona. Those present and absent were:

1. ROLL CALL

Present:

Brad Holland	Member, Ward 6
Shannon McBride-Olson	Member, Ward 2
Joseph Maher, Jr.	Member at Large, Ward 6
Robert Patrick	Member, Mayor's Office
Daniel R. Patterson	Member, Ward 5
Catherine Applegate Rex, Vice Chair	Member at Large, Ward 5
Sean Sullivan	Member at Large, Ward 3
James E. Watson	Member, Ward 4
Daniel J. Williams, Chair	Member, Ward 1
Craig Wissler	Member, Ward 3

Commission Members Absent:

Grace Evans	Ward 2, Member at Large
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Staff Members Present:

Albert Elias, Urban Planning and Design, Director
Viola Romero-Wright, Principal Assistant City Attorney
Linus Kafka, Principal Assistant City Attorney
Joanne Hershenhorn, Urban Planning and Design, Lead Planner
Manny Padilla, Urban Planning and Design, Lead Planner
Roger Howlett, Urban Planning and Design, Lead Planner
Chris Kaselemis, Urban Planning and Design, Planning Administrator
Adam Smith, Urban Planning and Design, Principal Planner
Irene Ogata, Urban Planning and Design, Urban Landscape Manager
Ramona Williams, Urban Planning and Design, Secretary
Yolanda Lozano, City Clerk's Office, Recording Secretary

Viola Romero-Wright, Principal City Attorney, introduced Linus Kafka who was new to the City Attorney's office but not new to land use. She stated he would eventually be taking over working with the Planning Commission. Michael McCrory had been assigned to a different area.

Chair Williams announced the item for the Habitat Conservation Plan was not being discussed due to a medical emergency on behalf of the presenter.

2. MINUTES FOR APPROVAL: December 5, 2007

It was moved by Commissioner Patterson, duly seconded, and passed by a voice vote of 10 to 0 (Commissioners Evans absent), to approve the minutes of December 5, 2007, with one correction.

3. KINO AREA PLAN AMENDMENT (PA 07-06) (PUBLIC HEARING) (REOPEN DISCUSSION/ACTION)

Albert Elias, Urban Planning and Design, Director, stated staff had forwarded the information requested from Tucson Police Department (TPD) to the Commission. He also stated the staff report and recommendation from December 5, 2007, was in the packet and still held firm.

Chair Williams stated what he saw in the packet from TPD was that they had no objection to the self storage units at the location on Campbell and Drexel and felt that the concern expressed by Commissioner McBride-Olson was addressed. He asked if there was any further discussion.

It was moved by Commissioner Patrick, duly seconded by Commissioner Maher, to forward the Kino Area Plan Amendment (PA 07-06) to the Mayor and Council for approval.

Commissioner Patrick stated the reasons for the recommendation of approval were appropriate use for the land, TPD's recommendation of no objection, neighborhood use was warranted in the area, and schools in the area had no objection.

Vice Chair Rex stated in conjunction with the schools having no objection, she spoke to the facilities director of the district. She stated he was aware of the plan amendment and the district was not in objection.

Chair Williams stated, it appeared, even though it was not the best use for the type of land, there were no objections. He asked if there was any further discussion.

Commissioner Sullivan asked if the motion included the amended staff policies discussed.

Commissioner Patrick responded affirmatively.

Chair Williams asked for a roll call vote. Upon roll call, the results were:

Aye: Commissioners Holland, Maher, Patrick, Patterson, Sullivan, Watson, Wissler; Vice Chair Rex and Chair Williams

Nay: Commissioner McBride-Olson

Absent: Commissioner Evans

Motion to forward the Kino Area Plan Amendment (PA-07-06) with a recommendation for approval to the Mayor and Council was approved by a roll call vote of 9 to 1.

4. SILVERBELL-PAINTED SUNSET CIRCLE PLAN AMENDMENT (PA-07-07) (STUDY SESSION)

Manny Padilla, Urban Planning and Design, Lead Planner, gave a presentation stating this was a request from the property owner to allow commercial (specifically for self storage use) and office uses for an area where the *Plan* supported medium to high density residential uses. The 6.8 acre site is located at the northeast corner of Silverbell Road and Painted Sunset Circle, approximately one-half mile north of Grant Road. Mr. Padilla reviewed with the Commission the following items:

- Location Map
- Amendment Application
- Zoning and Land Use Map
- Aerial Photograph
- Key Parcel 12 Land Use Policy
- Neighborhood Letters
- Proposed Uses of Property

Mr. Padilla stated staff's recommendation to the Commission was to set this item for a public hearing at the next regularly scheduled meeting on February 6, 2008.

Herbert Havins, The Havins Co., Inc, property owner, gave a presentation and overview of the plans for area in the plan amendment.

Kim Acorn, Acorn Associates Architecture, Ltd., Project Architect for the design of the development plan area, spoke briefly on three major points for the project:

- Self Storage
- High Density Residential, at least three acres, sixty to seventy-five unit range, two-stories
- Office space

Discussion was held in detail on the following topics:

- closest office space near planned area
- who owns mobile homes on site and what will happen to them
- property on east side of property
- plans for detention/retention basin on eastern border
- self storage space
- letters of support/protest from neighborhood
- public meeting
- high density to medium density use
- land use policy (C-1 and O-2)
- flood zone

It was moved by Commissioner Patrick, seconded by Commissioner McBride-Olson and passed by a roll call vote of 10 to 0 (Commissioner Evans absent), to set this item for public hearing at the next Planning Commission meeting.

5. FLEXIBLE LOT DEVELOPMENT LUC AMENDMENT UPDATE (INFORMATION ITEM)

Adam Smith, Urban Planning and Development, Principal Planner, gave an update as requested by the Commission on this item. He said staff will continue to meet with stakeholders to gather feedback throughout January. He said the outstanding issue of this item was developing common open space requirements that worked for both small and large, infill and edge subdivisions.

Mr. Smith stated the Flexible Lot Development (FLD) (currently known as the Residential Cluster Project or RCP) draft proposes to amend the current ordinance in three significant ways: 1) requiring common and functional open space; 2) providing transition edge treatment and mitigation for adjacent properties; and 3) establishing architectural design requirements. He said there was a fourth topic, which was fairly new to discuss, was the effective date of the ordinance or grandfathering. He said there was a developer who had expressed concern on how the proposed revisions would affect his already approved plats. He said staff had looked at this and felt there were legitimate concerns because there were requirements in the draft *FLD*, namely the architectural design plans that were not required until the time of building permit. He stated this item was scheduled for study session at the February 6, 2008, meeting.

Further discussion was held on the following topics:

- stakeholders involved in project
- garage placement, front or side entrance

6. HABITAT CONSERVATION PLAN UPDATE (INFORMATION ITEM)

Chair Williams stated this item was not being discussed due to medical emergency on behalf of the presenter.

7. URBAN LANDSCAPE FRAMEWORK (INFORMATION ITEM)

Irene Ogata, Urban Planning and Design, Urban Landscape Manager, gave a presentation, overview, and update regarding the Urban Landscape Framework (ULF). She stated it had been approximately a year since she was before the Commission regarding this item. At that time, this was referred to as the Urban Landscape Management Plan but stated staff was not there yet to call it a plan. Therefore, it was being referred to as a framework.

Ms. Ogata stated in November, 2007, she presented the framework to the Mayor and Council's Environmental, Planning and Resource Management (EPRM) Subcommittee, and it was scheduled for a study session with the Mayor and Council in February, 2008. She stated she has been meeting with two groups, Landscape Advisory Group and the Internal City Group, regarding the framework. Her presentation included the following:

- Urban Form (Urban Heat Island, Landscape Ordinance, Native Plant Ordinance)
- Urban Ecology (urban environments, urban infrastructure, ecologically sound development patterns)
- Communication Landscape (working with stakeholders, relationships between City staff, open communication)

Ms. Ogata stated sustainable urban landscapes would benefit the City of Tucson in terms of individual health and the health of the community through:

- improved air quality
- increased water conservation through reduced water demand, storm water management, and rain water harvesting
- increased green space (green infrastructure)
- preservation of natural washes and other open spaces
- prevention and mitigation of Urban Heat Island effects
- renewed economic vitality

Members of the Commission commented and thanked Ms. Ogata on the work she had done to this point.

8. REVISED 2008 MEETING SCHEDULE (DISCUSSION)

Albert Elias, Urban Planning and Design, Director, stated Revision 1 of the 2008 meeting schedule was provided. There were some challenges in providing alternate meeting dates because of the availability of the meeting room.

Chair Williams stated there was no meeting date listed for September, but an alternate date was. He asked if the alternate date should be used as the meeting date.

Mr. Elias responded it was up to the Commission on what they wanted to do. There was a conflict in scheduling the room for when the Commission would normally

meet, which would be September 3. He stated if the Commission wanted to meet in September, the meeting could be held on September 17.

Commissioner Patterson stated he supported taking a break and not having a meeting in September.

Chair Williams asked if a motion was needed to direct staff of the meeting schedule.

Mr. Elias stated no motion was necessary that staff would take the discussion as a directive and no meeting would be held in September.

10. URBAN PLANNING PERMIT AGREEMENT FOR HOUGHTON ROAD CORRIDOR (INFORMATION ITEM) (Item taken out of order)

Albert Elias, Urban Development and Planning, Director, stated information was disseminated at each of the Commissioner's seat. He recapped that an agreement was signed between the Arizona State Land Department (AzSLD) and Westcor that identified Westcor as the private sector partner that would pursue planning of an area called the Houghton Road Corridor Project Area. In the agreement, the project area includes all the State Trust Land within the City of Tucson's Houghton Area Master Plan which was adopted by the Mayor and Council in 2005, as well as some additional State Trust parcels that are within the City's jurisdiction south of the Union Pacific main line and south of Interstate 10. He said the agreement between Westcor and the AzSLD covered eleven thousand seven hundred and eighty acres of State Trust Land. It allows Westcor to conduct detailed planning and pre-development activity for the Houghton Corridor Project Area based on a specific scope of work. The AzSLD Urban Planning permit identified the planning area, but did not identify when and where there would be a disposition of the State Trust Land. He said the City of Tucson was not a party to the agreement; it was strictly between Westcor and the land department. Beyond the scope of work for the planning process, he stated there was not much information he could share with the Commission regarding how Westcor and the State land department intended to conduct the planning process. He said that the City had been told they would be involved, and there would be community involvement.

Mr. Elias said, when any State Trust Land was sold by the land department, the private purchaser had to comply with local/city regulations, including zoning and plan policies. A key issue was that a portion of the area Westcor had agreed to plan for the State Land Department was subject to the Davis Monthan Airport Environs Zone requirements that were in the City's *Land Use Code*. If and when that area was optioned and developed, the owners of the land would need to comply with the airport environs regulations.

Commissioner Patrick asked who and where was Westcor from.

Mr. Elias responded they were a company from Phoenix, primarily. They have done developments in Tucson, Prescott and in Colorado. They have been involved in commercial developments; however, they have been involved in a couple of master plan

communities. Their portfolio was primarily commercial; but they were also a part of larger real estate and investment trust company.

Discussion was held in detail regarding the following:

- Houghton Area Master Plan
- City's involvement in the development
- Southlands area

9. SELECTION OF CHAIR AND VICE CHAIR FOR 2008 (ACTION)

Chair Williams stated the subcommittee met and came up with a recommendation to the Commission for consideration of Chair and Vice Chair. He said the recommendations were Catherine Applegate-Rex for Chair and Brad Holland for Vice Chair. He asked if there was any discussion.

Commissioner Watson stated he respected the work of the subcommittee, but asked how the selections were made and what protocol was used.

Chair Williams said they looked at all the Planning Commissioners on the list, who were term limited and others still have not been reappointed to the Commission. The subcommittee was not sure if they would be coming back and had the ability to work with the team.

Commissioner Watson asked if any other members were considered or expressed an interest in serving in on of the positions.

Chair Williams said they were and the subcommittee took everyone into consideration and discussed them.

It was moved by Commissioner Patrick, seconded by Commissioner Maher, to accept the Subcommittees recommendation for Chair and Vice Chair for 2008.

Substitute motion was made by Commissioner Watson, seconded by Commissioner Patterson to elect Catherine Rex as Chair and Daniel Patterson as Vice Chair.

Chair Williams asked for a voice vote. Hearing an opposition, he asked for a roll call vote.

Upon roll call, the results were:

Aye: Commissioners Patterson, Sullivan and Watson

Nay: Commissioners Holland, McBride-Olson, Maher, Patrick, and Wissler

Abstain: Vice Chair Rex and Chair Williams

Absent: Commissioner Evans

Motion failed by roll call vote of 3 to 5 and 2 abstained, to appoint Catherine Rex as the Chair and Daniel Patterson as the Vice Chair of the Commission for 2008.

Chair Williams stated the original motion was still open and asked for a voice vote.

Motion to appoint Commissioner Rex as Chair and Commissioner Holland as Vice Chair was passed by a voice vote of 10 to 0 (Commissioner Evans absent).

11. OTHER BUSINESS

a. Mayor and Council Update

Albert Elias, Urban Planning and Design, Director, gave an update on the *Planned Community District Land Use Code* Amendment will be discussed by the Environment, Planning and Research Management Subcommittee on January 22 in anticipation of the *LUC* being forward to the Mayor and Council for action in February.

b. Other Planning Commission Items (Future agenda items for discussion/assignments)

Commissioner Patterson requested the following items be discussed:

1. Habitat Conservation
2. Update on the southeastern major streets and routes area land use planning.
3. Acknowledgement of Sami Hamed, Past Commissioner, for his work and service to the Planning Commission.

12. CALL TO THE AUDIENCE

Michael Toney spoke regarding the State Land Department processes and procedures.

13. ADJOURNMENT: 9:43 p.m.